

## City of Dalton Historic Preservation Commission

Established on December 18, 1984, the Historic Preservation Commission is a seven-member panel designated by the Mayor and City Council with the responsibility for oversight of preservation efforts in the city and educating property owners and the public at large regarding the protection, maintenance, and preservation of Dalton's architectural and historic resources. This group reviews and approves applications for Certificates of Appropriateness for proposed rehabilitation, new construction and demolition within designated historic districts.

Design Review Guidelines: Decisions of the Historic Preservation Commission are founded upon the Design Review Guidelines. These guidelines focus on "preservation" rather than "complete restoration." The Guidelines provide to property owners the necessary information about respectful rehabilitation and new construction within the district and they provide the HPC with uniform standards on which to base design review decisions.

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### **The Design Review Guidelines serve two important purposes:**

- To provide the Historic Preservation Commission with uniform standards on which to base design review decisions.
- To provide to property owners/applicants the necessary information about respectful rehabilitation and new construction within the historic district.

The guidelines are designed to assist decision makers, property owners, developers, contractors, and commissioners—in developing design solutions for proposed changes within historic areas. The guidelines are intended to encourage orderly and compatible development and illustrate a sensitive approach to managing historic resources. The Design Review Guidelines provide the Commission with uniform standards on which to base design review decisions.

The design review process helps to ensure that our investment in an historic district will be protected: Protected from inappropriate new construction, misguided remodeling or demolition. Adherence to guidelines generally stabilizes or increases property values. Their emphasis is on maintaining architectural styles, details and streetscape elements that collectively make up the unique residential character in the district. For new construction, the emphasis is on the importance of relating new buildings and landscape elements to the existing historic streetscapes.

T's Design Guidelines, as a means of perpetuating traditional development patterns.

### **What the Guidelines DO:**

- Respect the residential character of the district, reinforcing community identity and appearance.
- Preserve the architectural character of the building during the course of maintenance, renovation or rehabilitation.
- Ensure that new construction respects and is compatible with setback, spacing, scale, and other defining characteristics of existing buildings on the street.
- Avoid demolition by neglect.
- Preserve significant site features, such as; landscaping, trees, retaining walls, and outbuildings.
- Protect property owner investment by suggesting the best possible property rehabilitation techniques and mitigating development that may be detrimental to the overall appearance of the area.

### **What the Guidelines do NOT:**

- Affect the use of your property or its interior.
- Affect what color you paint your property as colors are not regulated.
- which may require a building permit or a Certificate of Appropriateness.
- Prohibit new construction or additions to historic buildings. Design review simply ensures that new construction and additions are completed as compatible as possible to the historic district.

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## **What is a Certificate of Appropriateness?**

When planning a work project, an owner must submit a completed application for a Certificate of Appropriateness (COA). Applications for Certificate of Appropriateness may be procured from the City Government's Preservation official. You may contact the Building Inspector's office at (706) 278-6936, located at 535 North Elm Street, Dalton, Georgia.

Deadline for application submittal is close of business ten days prior to the date of a regularly scheduled meeting of the Historic Preservation Commission, the second Thursday each month. All applications are then presented by the applicants to the Historic Preservation Commission. After review by the Commission, a Certificate of Appropriateness will be issued stating approval or disapproval of proposed changes.

## **What Should an Application Include?**

Support materials must accompany the completed application. Illustrations may include site plans, elevation, and floor plans drawn to a standard architectural scale, e.g. ¼ inch equals one foot, drawings and samples of materials, e.g. awnings, trim. Photographs of the building, site, and neighboring properties are also helpful. Support material may differ according to the type and size of the project. The application and support materials must be submitted at the same time. The Commission may request additional documentation to be included with the application.

The Commission may not make determinations regarding:

- Exterior paint colors
- Interior arrangements or design as long as these arrangements or designs do not visibly affect the exterior appearance of a building or structure.

No building permit within the historic district may be issued by the City Building Inspector until the project has been submitted to the Historic Preservation Commission and an approved Certificate of Appropriateness is issued. Work undertaken in the district without a Certificate of Appropriateness creates a legal risk of fines and/or having to reverse any work done for failure to follow proper procedures. Work undertaken that is not done in accordance with an approved Certificate of Appropriateness shall be treated the same as work done without an approved COA. If work is initiated prior to approval of a COA application or to obtaining a building permit, a cease and desist order may be issued.

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## **Murray Hill and Thornton Avenue Historic District**

Begun in the 1840s and developed primarily between 1937 and 1941 when the local textile and chenille bedspread industry was growing, the Murray Hill-Thornton Avenue District has a wide range of building styles. The predominant exterior materials are brick and clapboard in traditional styles, such as Queen Anne, Tudor and Colonial Revival. This district is an excellent example of an historic resource that has character and a distinct "neighborhood feel" with mature landscaping and diverse neighbors.

The City of Dalton has been very insightful in encouraging the preservation of such resources and affording protection for property owners. The area was accepted for placement on the National Historic Places Register as a district in 1991. The Dalton Historic Preservation Commission (HPC) recommended the area for inclusion in the Local Historic District designation and it was so designated in 1996. Such designations provide protection for the area, maintaining its character and discouraging development that would adversely affect the area. The designation also offers property tax freezes and federal investment tax credit to property owners to encourage renovation.

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### **McCARTY SUBDIVISION HISTORIC DISTRICT** **7-5-2002 National Register Listing** **12-18-2006 Local Historic District Designation**

The McCarty Subdivision is one of the earliest planned residential subdivisions in Dalton. The significant architectural types represented within the subdivision include bungalow, English cottage, Queen Anne house, Georgian house, and side-gabled cottage. The significant architectural styles represented include Queen Anne, Craftsman, Colonial Revival, and English Vernacular Revival.

The McCarty Subdivision Historic District consists of historic residences built during the early to mid 20th Century, located within a picturesque park-like landscape. The subdivision was platted in 1929 and features linear and curvilinear streets and a landscaped median on Willow Park Drive. The historic residences are located near the center or front of the wide varying-sized lots surrounded by large mature trees, grass lawns and ornamental plantings marking boundaries including flower beds and sidewalks.

The Trammel House, located on Thornton Place, is one of three two-story historic residences within the district. The Queen-Anne type house was constructed in 1882 and was originally located on Walnut Avenue. The house was moved to its current location in 1929, just before the area was platted for the McCarty Subdivision. The house was labeled as the McCarty House on the subdivision plans and the subdivision was created on the remaining property surrounding the house. The remaining historic residences were built from 1929 into the early 1950s and feature one- to two-story height. The historic exterior wall surfaces represented within the district include wood, brick veneer, stone and stucco.

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## **Dalton Historic Designations**

**April 6, 1978**

Western & Atlantic Depot – National Register Listing

**May 30, 1979**

Crown Mill District – National Register Listing

**July 9, 1980**

Ainsworth E. Blunt House – National Register Listing

**July 15, 1982**

William C. Martin House – National Register Listing

**April 5, 1984**

Thomas A. Berry House – National Register Listing

**December 18, 1984**

Adoption of the Historic Preservation Commission

**March 13, 1985**

Certified Local Government Designation

**February 2, 1987**

Downtown Dalton Local Historic District Designation

**December 5, 1988**

Downtown Dalton National Register Listing

**June 4, 1992**

Thornton Avenue/Murray Hill Subdivision – National Register Listing

**February 22, 1996**

Masonic Lodge No. 238 – National Register Listing

**July 22, 1996**

Thornton Avenue/Murray Hill Subdivision – Local District Designation

**July 5, 2002**

McCarty Subdivision – National Register Listing

**December 19, 2006**

McCarty Subdivision - Local Historic District Designation